

# \$590,000 - 3508 41 Avenue, Beaumont

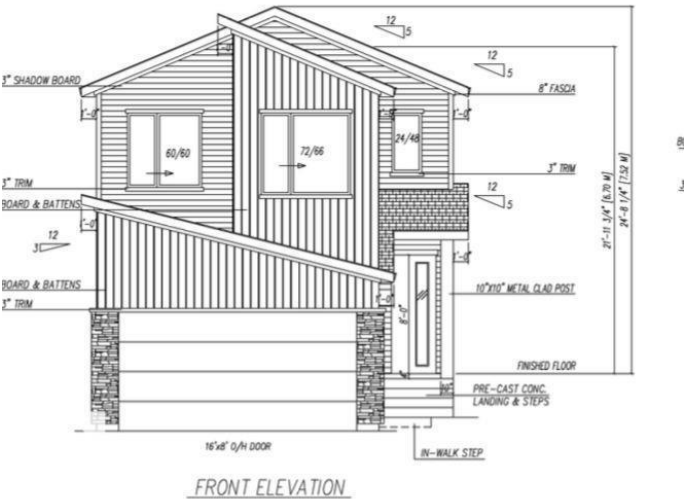
MLS® #E4457065

**\$590,000**

4 Bedroom, 3.00 Bathroom, 2,002 sqft  
Single Family on 0.00 Acres

Azur, Beaumont, AB

Detached front double car garage home features total of 4 bedrooms, 3 full bathrooms & a bonus room. Comes with appliances & blinds. MAIN FLOOR BEDROOM with FULL WASHROOM featuring a stand-up shower. SPICE KITCHEN for added convenience. Main kitchen with centre island, premium cabinetry, quartz countertops, and MDF shelving throughout. The stunning OPEN-TO-ABOVE living area with electric fireplace, and accent wall. Spindle railing leads to Upper level spacious bonus room, primary br with feature wall, indent ceiling, W/I closet & ensuite. 2 more bedrooms with common bathroom & laundry room completed upper level. SIDE BASEMENT ENTRANCE. Additionally, the property offers 9-FT CEILINGS ON Main & basement LEVELS.



Built in 2025

## Essential Information

MLS® #	E4457065
Price	\$590,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,002
Acres	0.00
Year Built	2025

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3508 41 Avenue
Area	Beaumont
Subdivision	Azur
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T9E 0X6

### Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	Zone 82

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Listing information last updated on September 11th, 2025 at 12:17am MDT